

**VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING**
Monday, August 9, 2021
MINUTES

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CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for August 9, at 6:41 p.m. The meeting was held in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Vice Chair Dawn Ellison, and Chairman Tom Kibort.

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COMMISSIONERS

ABSENT: Commissioners Robert Chandler, and Terra DeBaltz

ALSO PRESENT: Director of Development Services Charles Nordman and Development Manager Margo Griffin

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4. **Public Comment:** None

5. **Approval of Minutes**

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A. Approval of the July 26, 2021 Plan Commission Meeting Minutes

Chairman Kibort noted an error on who seconded a motion on page 1.

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A MOTION was made to approve the July 26, 2021 Plan Commission Meeting Minutes, with noted correction.

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioners Ric Zydorowicz, Ron Hahn, Darci Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort.
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

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6. **Public Hearings(s)**

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A. Petition No. 21-08.2, Huntley Development Limited Partnership, as petitioner and owner, Relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47 and just east of the northeast corner of Freeman Road and Route 47, Request is for consideration of (i) an Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to

5 rezone Parcel 1 from “C-2” Regional Retail District to “BP” Business Park District, Parcel 2 from “O” Corporate Office District to “C-2” Regional Retail District, Parcel 3 from “P” Park and Open Space District to “C-2” Regional Retail District, Parcel 4 from “O” Corporate Office District to “P” Park and Open Space District, Parcel 5 from “O” Corporate Office District to “BP” Business Park District, Parcel 6 from “P” Park and Open Space District to “BP” Business Park District.

Chairman Kibort stated Director Nordman would be giving a PowerPoint presentation to review the petition.

10 Director Nordman began his presentation with a review of the history of the project and the various reviews to date. Director Nordman stated Huntley Development Limited Partnership (HDLP) previously appeared before the Plan Commission and Village Board in 2019 and 2020 to request a zoning map amendment to rezone property at the northeast corner of Route 47 and Freeman Road from “C-2” Regional Retail District to “BP” Business Park District; and rezone property at the northwest corner of Route 47 and Jim Dhamer Drive from “O” Corporate Office District and “P” Park and Open Space District to “BP” Business Park District and “C-2” Regional Retail District. Director Nordman stated the rezoning requests also necessitated an amendment to the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial. Director Nordman stated the Plan Commission conducted public hearings on November 25, 2019 and January 13, 2020. At the conclusion of the public hearing a motion to recommended approval of the petition failed by a vote of 3-3. On March 12, 2020, the Village Board ultimately denied the request for rezoning by a vote of 2-4. Per the Zoning Code, Section 156.205 (C), a second application filed more than one year after the denial of a prior application shall be heard on the merits as though no prior application had been filed. Per the same section of code, the applicant shall be required to place in the record all evidence available concerning changes of conditions or new factors that have developed since the denial of the first application.

25 Director Nordman continued with his review of the current petition. Director Nordman stated the notable change from the March 2020 petition and the current proposal is the reduction in the amount of property to be rezoned from “C-2” Regional Retail to “BP” Business Park at the northeast corner of Route 47 and Freeman Road. The March 2020 petition proposed to rezone ±38 acres from “C-2” to “BP” and the current proposal is reduced to ±29.7 acres. The proposed rezoning at the northwest corner of Route 47 and Jim Dhamer Drive remains the same as the March 2020 petition. The petitioner was previously considering the relocation of Eakin Creek on the west side of Rt. 47, which bisects the property, but as stated in March, 2020, the petitioner is no longer proposing to relocate the creek.

35 Director Nordman noted, HDLP is not presenting plans to develop the properties at this time, nor is there a potential developer or user for the properties. Any future plan to develop the properties will require a developer/user to submit a Development Application requesting, at a minimum, to subdivide the property and site plan review. A special use permit may also be required dependent on the proposed use.

Amendment of I-90/IL 47 Gateway Plan

40 Director Nordman reviewed the proposed changes to the I-90/IL 47 Gateway Plan, a component of the Village of Huntley Comprehensive Plan. The subject properties are included as part of the I-90/IL 47 Gateway Plan that was approved by the Village Board on December 21, 2017. The Land Use and Development Framework identifies desired future land uses for the I-90/IL 47 Gateway and provides a framework for guiding future planning decisions. The Land Use and Development Framework seeks “to promote balanced growth in an economically sustainable manner, while preserving and enhancing the area’s natural features”.

Northwest of Route 47 and Jim Dhamer

50 Director Nordman stated the petitioner is requesting an amendment to the I-90/IL 47 Gateway Plan for the approximately ±52.6 acres near the northwest corner of Route 47 and Jim Dhamer Drive. The amendment would identify a majority of the ±52.6 acres as Business Park and Flex Space to support the requested rezoning to “BP” Business Park. The frontage of Route 47 would be changed to Mixed Commercial to support the requested rezoning to “C-2” Regional Retail. The plan currently identifies the subject property as Medical Care/Office and

Open Space/Wetland Conservation. The Medical Care/Office designation currently identified for the property is defined as follows:

5 **Medical Care/Office:** The Medical Care/Office land use should consist of small-scale medical offices and complementary commercial uses, such as daycares and restaurants. These areas act as a supportive district for the Health Care District in NE Huntley to serve nearby residents, such as those of Sun City and the Alden senior housing development on Regency Parkway.

10 The proposed amendment would change the land use designation to Business Park and Flex Space and Mixed Commercial, which are defined by the plan as follows:

15 **Business Park & Flex Space:** The western portion of the I-90/IL 47 Gateway along Jim Dhamer Drive contains many undeveloped properties along with several newly constructed office and light industrial developments. This area should be prioritized for business park and flex space development, with areas adjacent to Route 47 developed as offices, to utilize the area's convenient access to I-90 and Route 47, and to provide high-quality job opportunities for residents and others in the region.

20 **Mixed Commercial:** The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

25 **Northeast of Route 47 and Freeman Road**
Director Nordman stated the petitioner is requesting to amend the I-90/IL 47 Gateway Plan for approximately ±29 acres near the northeast corner of Route 47 and Freeman Road. The ±29-acre parcel(s) are located immediately south of the Village Green shopping center, but does not include the property fronting Route 47 or the property fronting Freeman Road. The property fronting Route 47 and Freeman Road would remain as Corridor Commercial and Mixed Commercial as identified in the plan.
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The ±29-acre parcel(s) are currently identified as Corridor Commercial (north ±20 acres) and Mixed Commercial (south ±9 acres). The petitioner is requesting to amend the I-90/IL 47 Gateway Plan to change the land use to Business Park and Flex Space (see above description) for the entire ±29 acres. The existing land uses identified for the ±29-acre parcel(s) are defined as follows:
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40 **Corridor Commercial (north ±20 acres adjacent to the Village Green retail development):** Areas along Route 47 north of Freeman Road are comprised of development-ready sites with much of the infrastructure already in place. These areas should be targeted for Corridor Commercial uses, which would leverage visibility and traffic volume, while establishing Route 47 as the Huntley's primary gateway. As new development occurs here, the Village should consider working with developers to encourage a diverse mix of development to ensure continued growth and development in the area.

45 **Mixed Commercial (south ±18 acres):** The area just northeast of the I-90 interchange contains development-ready sites and vacant buildings surrounding auto-oriented commercial uses, including auto and RV dealerships, and the vacant outlet mall. Opportunity sites for Mixed Commercial development include the auto mall and vacant outlet mall. These areas should be targeted for a mix of commercial development that serve as a regional draw, such as general retailers, sporting goods stores, restaurants, and service uses.

50 **Zoning Map Amendment**
Northwest Corner of Route 47 and Jim Dhamer Drive

5 Director Nordman reviewed the proposed changes to the zoning map, and stated the proposal by HDLP would eliminate the “O” Corporate Office zoning at the northwest corner of Route 47 and Jim Dhamer Drive and replace it with “BP” Business Park (±44.46 acres) and “C-2” Regional Retail (±8.1 acres). The proposed rezoning would also reduce the amount of “P” Parks and Open Space zoned property by ±4.08 acres (net) and reduce the width of “P” zoned buffer that currently exists along the southern edge of Sun City Neighborhood 32B. At the narrowest point, the “C-2” zoned land would be approximately 228 feet from the back of homes in Neighborhood 32B. The “BP” zoned land would be approximately 444 feet from the back of homes in the Neighborhood 32B.

10 ***Northeast of Route 47 and Freeman Road***

Director Nordman stated the proposed rezoning would replace ±29 acres of “C-2” Regional Retail zoned property near the northeast corner of Route 47 and Freeman Road with “BP” Business Park. The currently zoned “C-2” Regional Retail and was originally planned to be an extension of the Village Green retail property. The Route 47 and Freeman Road frontages of the property would remain as “C-2” in accordance with the proposed Zoning Plat.

15 ***Existing and Proposed Zoning Districts***

Director Nordman reviewed the uses allowed in the various zoning districts. The following are the permitted and special uses allowed in the existing and proposed zoning districts.

20 **Existing Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive:**

“O” Corporate Office Zoning

Director Nordman stated the “O” Corporate Office District is intended to accommodate either single user developments or "campus" style multi-user developments.

25 (1) Permitted Uses.

AGRICULTURAL BUSINESS - Open space, park and greenways

COMMERCIAL RECREATION - Golf course and country club, Health club or gymnasium

FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments

30 HEALTH CARE - Child care (center), Health care facilities including Professional doctor office or clinic, Research, development and laboratories.

PERSONAL SERVICES - Hotel, Service industries

OFFICE - Administrative, professional general business and medical offices (also see HEALTH CARE)

35 PUBLIC FACILITIES - Government offices & services

PUBLIC RECREATION - Indoor recreation (gymnasium)

TRANSPORTATION - Parking structures (not to exceed 5 stories above grade level)

(2) Special Uses.

40 HEALTH CARE - Age restricted congregate care/living facilities, Assisted living facilities, Long term care facilities, Nursing homes

“P” Park and Open Space

45 Director Nordman reviewed the “P” District, and stated the land is designated as Park and Open Space (P) to maintain select existing physical features for general public use and enjoyment as passive and active recreational areas. These include:

(A) Permitted Uses.

AGRICULTURAL BUSINESS – Open space, park and greenways

50 COMMERCIAL RECREATION – Golf courses and recreational facilities

Proposed Zoning at the Northwest Corner of Route 47 and Jim Dhamer Drive and Near the Northeast Corner of Route 47 and Freeman Road:

“BP” Business Park District

Director Nordman stated the “BP” Business Park District is established to provide locations for sizeable commercial, office, institutional, and light manufacturing, as well as the smaller commercial and service uses on which they rely. The “BP” district would also allow requests for Special Use Permits for warehousing, storage, and distribution. The following is a complete list of Permitted and Special Uses in the “BP” Business Park:

Permitted Uses.

- (1) Offices
 - (a) Call Centers
 - (b) Offices: Administrative, business, professional, governmental, and medical
 - (c) Data processing and computer center, including service and maintenance
 - (d) Newspaper or publisher
- (2) Institutional and Educational Uses
 - (a) College, university or junior college
 - (b) Conference centers
 - (c) Medical Laboratories
 - (d) Philanthropic and charitable institutions
 - (e) Schools - business, corporate training, data processing or electronics.
 - (f) Schools (art, dancing, dramatic, music)
- (3) Commercial/Retail Uses
 - (a) Office equipment & supplier sale
 - (b) Radio and television studio (w/o tower)
 - (c) Floor covering sales
 - (d) Furniture sales (new)
 - (e) Hotel
 - (f) Microbrewery, winery
- (4) Business Park Uses:
 - (a) Food processing and handling
 - (b) Laboratories, offices and other facilities for research testing, data analysis and development
 - (c) Light manufacturing
 - (d) Printing and publishing
 - (e) Product research and development

Special Uses. Upon recommendation by the Plan Commission after public hearing on a petition pertaining thereto, in accordance with the requirements set forth for such hearing in Article VII of this Ordinance.

- (1) Commercial/Retail Uses
 - (a) Building, electrical and construction material sales (no outside storage)
 - (b) Depository and non-depository credit institutions and banks
 - (c) Gas/service stations (not including truck stop)
 - (d) Restaurants, including alcohol sales and service, excluding drive-in or drive-through service
- (2) Office/Business Park uses:
 - (a) Data Center
 - (b) Day Care Center
 - (c) Heliports
 - (d) Hospitals
 - (e) Planned Unit Developments in accordance with the applicable provisions of the Zoning Ordinance

- (f) Storage and distribution of bulk commodities
- (g) Warehousing, storage and distribution
- (f) Self-Storage
- 5 (3) Retail-Automotive Uses
 - (a) Boat sales
 - (b) Recreational vehicles, ATV's, or other similar uses
 - (c) Motorcycle showroom and service
 - (d) Truck sales (new)
- 10 (4) Retail -Commercial Recreation Uses
 - (a) Amusement and family entertainment establishments, (indoor or outdoor)
 - (b) Aquatic parks
 - (c) Golf course, driving range, and miniature golf
 - (d) Ice centers (indoor or outdoor), roller rink (indoor)
 - (e) Motion picture theater
 - 15 (f) Athletic fields (baseball, softball, football, cricket, lacrosse, soccer, etc.) (indoor or outdoor)
 - (g) Stadiums (outdoor and enclosed)
 - (h) Swimming pool (indoor, private club)
 - (i) Health, tennis, racquetball, recreation clubs, and spa or day spa
 - 20 (j) Theater (enclosed)

Existing Zoning Near the Northeast Corner of Route 47 and Freeman Road and Proposed at the Northwest Corner of Route 47 and Jim Dhamer Drive:

“C-2” Regional Retail District

25 Director Nordman continued his review of permitted and special uses, and stated the C-2 Regional Retail District is for larger retail developments. Typically, the Regional Retail District is intended for uses which, because of their size or nature of operation, generate higher volumes of vehicular or truck traffic. This category is not normally associated with the day-to-day shopping needs of local residents.

30 (1) Permitted Uses.

FARMING - Nursery, Wayside stands

AGRICULTURAL BUSINESS - Feed and grain sales, Greenhouse (commercial), Seasonal sale of local farm products, Veterinary clinic

35 AUTOMOTIVE - Agricultural implement sales and service, Ambulance service and garage, Automotive rental, Automobile sales (showroom)/used car sales component, Boat sales, Motorcycle showroom and service, Truck sales (new)

40 COMMERCIAL RECREATION - Baseball field & batting cages, Billiard parlor, Boat launching ramp and/or marina (for non-motorized or less than 10 h.p. craft), Boat rental and storage, Bowling alley, Game room, Golf course and driving range, Health club or gymnasium, Indoor rifle/pistol shooting range, Miniature golf, Motion picture theater, Park, Rink (roller, skating or skateboard), Soccer field, Swimming pool (indoor, private club), Tennis/Racquetball club (private), Theater (enclosed)

45 COMMERCIAL SERVICE - Advertising agency, Appliance service only, Blueprint (incl'g. photostat and copy shop), Business machine repair, Exterminating and fumigating, Furniture repair and refurbishing, Newspaper or publisher, Office equipment & supplier sale, Radio and television studio (w/o tower), Real estate office, Stenographic service

CONSTRUCTION - Electrical equip. sales/fixtures, Plumbing supplies & fixture sale, Pump sales

EDUCATION - Art, charm, dancing, dramatic/music schools, College, university or junior college, Commercial or trade school (other school offer training), School for mentally or physically handicapped

FINANCIAL - Bank, Credit union, Savings and loan association - excluding drive-through establishments

50 FOOD SERVICE - Carry-out food service, Catering service, Drive-thru food service, Ice cream shop, Restaurant, Soft drink stand

HEALTH CARE - Medical laboratory, Professional doctor office or clinic

- INDUSTRIAL SERVICE - Mirror & glass supply & refinish, Upholstery shop
 OFFICE - Bookkeeping service, Corporate headquarters, Detective agency, Employment office, Engineering office, Income tax service, Insurance office/agency, Professional offices (also see: Public uses – HEALTH CARE), Office for executive or administrative purposes, Public accountant, Stockbroker, Ticket office, Title company, Travel agency, Utility office
 5 PERSONAL SERVICES - Barber shop, Beauty shop, Catalog sales office, Clothes (pressing and repair), Day spa, Dressmaker or seamstress, Funeral home (mortuary), Hotel/Motel, Laundry, cleaning & dying-retail, Locksmith, Photography, Reading room, Shoe and hat repair, Tailor, Taxidermist, Weaving & mending (custom)
 10 RETAIL - Antique sales, Appliance sales, Art gallery-art studio sales, Art supply store, Auto accessory store, Bakery, Bicycle shop, Bookstore, Camera shop, Cigar, cigarette & tobacco store, Clothing store, Craft studio, Department store, Drug store, Fish market-retail, Floor covering sales, Florist sales, Fruit & vegetable market—retail, Furniture sales (new), Gift shop, Grocery shop (convenience center), Grocery store (retail), Hardware store (retail), Health food store, Hearing aid store , Household furnishings shop, Jewelry (retail), Leather goods, Liquor store, Magazine & newsstand, Meat market, Music, instrument & record store, Paint & wallpaper store, Pet shop, Picture frame shop, Souvenir (curio shop), Sporting goods, Stationery store, Swimming pool & assoc. fixtures, Toy store, Typewriter sales, Upholstery shop, Watch, clock (sales & repair)
 15 PUBLIC FACILITIES - Armory, Government offices & services, Library, Museum
 20 PUBLIC RECREATION - Sports arena, Stadium
 TRANSPORTATION - Heliport
- (2) Special Uses.
- 25 FARMING - Grass or sod farm, Orchard
 AGRICULTURAL BUSINESS - Dairy farm, Kennel/boarding, Stable (boarding, livery or private)
 AUTOMOTIVE - Automotive car wash and/or detailing, Automobile repair (major or minor), Auto Sales (used), Garage (bus or truck), Gasoline service station/Gasoline station, Mobile home sales, Outside storage of vehicles, Recreational vehicles sales/service, Taxicab garage, Trailer rental, Truck rental, Truck repair, Truck sales (used)
 30 COMMERCIAL RECREATION - Amusement park, Club (indoor or outdoor, private), Dance hall, Rod and gun club, Theater (Drive-in)
 COMMERCIAL SERVICES - Outdoor sales and service, Mini-storage/Mini-warehouse
 EDUCATION - Church or church school, High school & grade school (K-12)
 FINANCIAL - Currency exchange, Drive through establishment, Personal loan agency
 35 FOOD SERVICE -Drive-in food service, Frozen food locker, Tavern, Nightclub/discotheque
 HEALTH CARE - Child care (center), Hospital (communicable disease, general) and Treatment Center for alcoholism, drug addiction and similar affliction, Mental health clinic, Mental Hospital, Nursing/Sheltered care home
 PERSONAL SERVICES - Interior decorating studio
 40 RETAIL SALES - Furniture sales (used), Outdoor sales & service, Secondhand store
 PUBLIC FACILITIES - Post office
 PUBLIC RECREATION - Community center
 PUBLIC UTILITIES - Public utility transmitting tower, Sub-station, Water storage tank
 RELIGIOUS - Church or other place of worship, Rectory
 45 SPECIAL USE DISTRICTS - Mining (Extraction of Earth Products)
 TRANSPORTATION - Parking area (public), Parking garage (public)

ADDITIONAL INFORMATION

Illinois Department of Transportation

- 50 Director Nordman discussed potential Route 47 access. Director Nordman stated, although not part of this application, the petitioner has begun investigating the possibility of providing an access on Route 47 to both the east and west parcels. IDOT representatives explained that a full signalized access on Route 47 would not be

approved in the petitioner's desired location due to it not meeting the required spacing between traffic signals. They further explained that access to the proposed "C-2" parcels on the west side of Route 47 would likely be either a right-in/right-out or a three quarter intersection (the intersection of Route 47 and Powers Road is a three quarter intersection), depending on the type and location of access proposed for the parcels east of Route 47.

5 Under any circumstance, a permit would not be approved for access to Route 47 until warrants are met. Director Nordman stated the Plan Commission and Village Board would review proposed access to the parcels when a Development Application is submitted for a site plan review and preliminary/final plat of subdivision. At this time, the petitioner's application is only proposing to rezone parcels.

10 **Development Agreement**

Director Nordman stated HDLP has agreed to enter into a development agreement with the Village. The terms of a development agreement will be considered by the Village Board. At a minimum, the agreement would address the following:

- 15 • Design guidelines
- Village sign easement for gateway wayfinding and monument signage at the southeast corner of IL Route 47 and Freeman Road, with a contribution of \$25,000 from the developer
- Repurposing of the Huntley/Prime ground sign located along I-90
- Installation of a fountain feature in the pond at the northeast corner of IL Route 47 and Freeman Road
- 20 • Traffic study and access approvals by IDOT and the Village for access to IL Route 47
- The extension of Village Green Drive and the IL Route 47 Multi-Use asphalt path prior to the issuance of a building permit for any parcel fronting IL Route 47
- Burial of overhead utility lines and variation to leave certain lines above ground

25 **Village Board Conceptual Review**

Director Nordman stated the petitioner was last before the Village Board on June 24, 2021 requesting conceptual review of the proposed plan to amend the Gateway Plan and rezone the subject properties. The meeting minutes from the June 24, 2021, Village Board conceptual review were provided as an attachment to the Plan Commission report.

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REQUESTED ACTION

Director Nordman stated the petitioner is requesting a motion of the Plan Commission, to recommend approval of Petition No. 21-08.2, Huntley Development Limited Partnership, as petitioner and owner, Relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47 and just east of the northeast corner of Freeman Road and Route 47, Request is for consideration of (i) an Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to rezone Parcel 1 from "C-2" Regional Retail District to "BP" Business Park District, Parcel 2 from "O" Corporate Office District to "C-2" Regional Retail District, Parcel 3 from "P" Park and Open Space District to "C-2" Regional Retail District, Parcel 4 from "O" Corporate Office District to "P" Park and Open Space District, Parcel 5 from "O" Corporate Office District to "BP" Business Park District, and Parcel 6 from "P" Park and Open Space District to "BP" Business Park District.

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Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

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1. A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.

50 Director Nordman concluded his presentation, and stated Mr. Phil Waters of HDLP, and his engineer Dwayne Gillian of V3 Consultants, were in attendance and prepared to answer questions from the Plan Commission with

respect to the project.

Chairman Kibort thanked Director Nordman and stated it was the appropriate time to open the public hearing and requested a motion from the Commission.

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A MOTION was made to open the public hearing to consider Petition No. 21-08.02

MOVED: Vice Chair Dawn Ellison
SECONDED: Commissioner Darci Chandler
10 **AYES:** Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
15 **MOTION CARRIED** 5:0:0

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Chairman Kibort stated, as this is a public hearing, anyone wishing to testify must be sworn in and asked those wishing to please stand and raise their right hand. He then swore in the following persons: Director Nordman, Phil Waters of HDLP, Dwayne Gillian of V3 Consulting, and the following residents who reside on Windy Prairie Drive in Del Webb Neighborhood 32: Richard Tabatt, Ken Woods, Nancy Cihlar, Ken and Cindy Putramick, Ron 20 Simon, Eugene Fullone, Sally Welter, Dave and Cindy Dawson, and John and Barb Pasola.

20

Chairman Kibort next asked if the petitioner had anything to add.

Phil Waters of HDLP and Dwayne Gillian introduced themselves. Phil Waters stated Director Nordman did a 25 nice presentation and he did not have anything to add.

25

Chairman Kibort asked for if the residents who signed in and were sworn in had anything to add. If so, they should approach the podium.

30

Richard Tabatt of Windy Prairie Drive stated he has been a resident at this location for 20 years. He stated the Plan Commission has seen projects at this site for a while, and he is appreciative for the Commission standing up for the residents in the past. He stated he felt the Village has done a good job on the master plan, but now this developer is proposing changing the zoning on parts of this plan without any known businesses involved. Mr. Tabatt would like to continue with the master plan and existing zoning until a real project arrives.

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Ms. Nancy Cihlar of Windy Prairie Drive stated she is generally opposed to the rezoning, especially changing the zoning from Parks & Open Space to Commercial. She said the proposal was voted down in March 2020 because there was no development, and the Plan Commission at that time stated they would look at it again when a user was ready to develop. Ms. Cihlar also stated the Amazon project has changed the landscape, and we don't know the full impact of Amazon on the area yet. Ms. Cihlar was interested in knowing what type of users were being targeted next to the residential along Route 47. She stated she is opposed to the rezoning and was not in favor of the shrinking the park area, and wanted more info on what will be developed.

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Ken Woods of Windy Prairie stated he felt the same as the other residents in his neighborhood. Mr. Woods cited the Zoning Code Section 156.205, and stated that successive applications must show new evidence or it should be denied. He felt it was very similar to previous submittals. Mr. Woods also mentioned the Gateway Plan that was adopted in 2017 and the goal of retaining open space areas. Mr. Woods said he does not see anything beneficial in the new proposal. He felt the changes would put a burden on the homeowners in this neighborhood.

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Sally Welter of Windy Prairie stated she agreed with Nancy Cihlar's comments. Ms. Welter asked about height restrictions for the buildings, and what type of uses would be allowed. She was wondering if food would be

allowed. She was worried about noise and pest issues.

Chairman Kibort asked if there were any other comments from the residents. There were none at this time.

5 Director Nordman stated the “C-2” zoning district allowed a maximum height of 45-feet. He added that restaurants are a permitted use in the “C-2” District.

Mr. Phil Waters stated the existing “O” Corporate Office zoning district allows buildings much higher than 45-foot.

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Director Nordman stated the “O” zoning also allows up 200-foot in height, and up to 390 feet if the property is located within 1,000 feet of the tollway.

15 Mr. Waters stated he felt the “O” zoning has not created any interest for the area. He said he believed the “C2” and “BP” zoning would bring positive growth opportunities to the Village of Huntley.

Chairman Kibort asked if there were any other questions. There were none. Chairman Kibort then asked for comments and questions from the Plan Commission.

20 Ric Zydorowicz stated he did not have any issues with the proposed rezoning on the East side of Route 47. He believes the biggest issue is the Park space being reduced and its proximity to the houses in Neighborhood 32 (NH32). Anything that is developed there will have an impact on the residential neighborhood. Commissioner Zydorowicz questioned whether there is a benefit to rezoning if there is no development coming in with it.

25 Mr. Phil Waters mentioned the Reiche development next to his property, and stated years ago the Reiche’s came in and rezoned 235 acres from “O” to “B-2”, and HDLP is currently asking to rezone 44 acres from “O” to “BP”. He stated, the Reiche developments are quality businesses and HDLP is seeking the same sort of development.

30 Discussion ensued on whether a hotel would be allowed on the various zoning districts. Director Nordman stated hotels are permitted in the “BP”, “O”, and “C-2” districts.

35 Vice Chair Ellison stated she does not have a problem with the rezoning on the east side of Route 47. She stated her previous biggest issues were with the re-routing of Eakin Creek, and its proximity to the homes. Now, that proposal is off the table. She stated her current issue is rezoning the open-space area to commercial near the homes in NH 32.

Vice Chair Ellison discussed the distance between the homes and the rezoning of commercial. She would like to see more distance between the homes. She stated she understands why they drew the boundaries as shown – for curb cut access on Route 47, but the impact on the residences is greater.

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Discussion ensued on the right-in/right-out access of the proposed commercial from Route 47. Mr. Waters stated all access to the commercial zoning would be from Route 47, and no access would be available from Jim Dhamer Drive due to the location Eakin Creek. The current proposal would allow two right-in/right-out access points on Route 47. Mr. Gillian stated IDOT will be restricting access from Route 47, and will require specific distances between curb cuts.

45

Vice Chair Ellison inquired about drainage on the commercial land and where it would flow. Mr. Gillian stated it would drain west into the detention pond, and into the creek.

50 Commissioner Ron Hahn stated he agrees with previous comments and he has no issues with the rezoning on the east side of Route 47. On the west half, he stated he is happy the creek is not going to be moved. Commissioner Hahn’s major concern is the proposed location of commercial near the homes in NH 32, and he said when they

purchased their homes, the property behind them was zoned for Park and Open Space. Commissioner Hahn said he understands HDLP is adding Park space as well, but is not in an area that benefits these homeowners. Commissioner Hahn stated there should be a larger distance between the homes and the commercial, and the 228 feet is not enough.

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Commissioner Hahn stated he has some concerns of drainage. Discussion ensued on whether the homes have basements. The consensus was that they had basements. Commissioner Hahn said he felt the Parks space should be increased near the homes.

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Commissioner Darci Chandler stated she did not see much difference from the past proposal, and said her biggest issue was the Parks and Open Space area being rezoned to Commercial in Area 3. Commissioner Darci Chandler did not see a benefit to reducing the park buffer adjacent to the homes. Commissioner Chandler did not have any issues with the other rezoning areas, but was not in favor of rezoning Area 3 on the plat.

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Vice Chair Ellison inquired about moving the zoning line for the “C-2” in Area 3, and is interested to know if the line could be moved to the south. She inquired what are the reasons that restrict moving it.

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Mr Gillian stated the IDOT curb-cut restrictions along Route 47 are the major reason for the proposed zoning line locations. IDOT will restrict the curb-cut distance from Jim Dhamer Drive, and then again the distance to the next northern curb-cut. Mr. Gillian stated HDLP would also like to get a building to the north of the northern curb-cut.

Vice Chair Ellison asked about removing the northern portion of parcel 3 from the zoning petition.

25

Mr. Woods questioned why the lower portion near Eakin Creek that is proposed for Park is being rezoned. It does not benefit the residents.

Chairman Kibort continued with the discussion on squaring off the zoning line in Area 3. This would increase the Park area from what is currently proposed by HDLP.

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Ms. Cihlar stated she would like the Commission to consider leaving all of Area 3 in Park space.

Mr. Phil Waters stated he would consider moving the zoning line and working with IDOT to seek approval for curb-cut access using the reduced lot size of Area 3.

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Chairman Kibort stated he would be willing to entertain a motion from the Commission to move the zoning line in Area 3.

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Village Attorney Betsy Gates Alford stated she is requesting the motion be very specific as to the location of the lot line, preferably with feet and inches, in order to pass on the exact recommendation to the Village Board.

Director Nordman stated the curved line between Area 2 and 3 meets Route 47 at 153-feet south of the northern zoning line for Area 3.

45

Chairman Kibort rephrased his earlier statement, stating he would propose to move the zoning line of Area 3 153 feet south.

Chairman Kibort asked for a motion to close the public hearing.

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A MOTION was made to close the public hearing to consider Petition No. 21-08.02

MOVED: Vice Chair Dawn Ellison

SECONDED: Commissioner Darci Chandler
AYES: Commissioners Darci Chandler, Ron Hahn, Ric Zydorowicz, Vice Chair Dawn Ellison, and Chairman Tom Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

Chairman Kibort asked if a Commissioner would be interested in making a motion on the petition.

A MOTION was made to approve Petition No. 21-08.2, Huntley Development Limited Partnership, as petitioner and owner, Relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47 and just east of the northeast corner of Freeman Road and Route 47, Request is for consideration of (i) an Amendment of the I-90 / IL 47 Gateway Plan of the Comprehensive Plan to accommodate Business Park and Flex Space and Commercial, as required; and (ii) a Zoning Map Amendment to rezone Parcel 1 from “C-2” Regional Retail District to “BP” Business Park District, Parcel 2 from “O” Corporate Office District to “C-2” Regional Retail District, Parcel 3 from “P” Park and Open Space District to “C-2” Regional Retail District, Parcel 4 from “O” Corporate Office District to “P” Park and Open Space District, Parcel 5 from “O” Corporate Office District to “BP” Business Park District, and Parcel 6 from “P” Park and Open Space District to “BP” Business Park District, subject to the following conditions:

1. A wetland restoration and maintenance plan shall be provided for Lot 8 of Huntley Unit No. 1 upon submittal of a Development Application to resubdivide any of the subject parcels generally located at the northwest corner of Route 47 and Jim Dhamer Drive.
2. The rezoning of the parcels is subject to approval of a development agreement by the Village Board.

The following condition was added by the Plan Commission:

3. The northern zoning line for Area 3 shall be moved 153-feet south.

MOVED: Commissioner Ron Hahn
SECONDED: Commissioner Ric Zydorowicz
AYES: Commissioner Ron Hahn, and Chairman Tom Kibort
NAYS: Commissioners Darci Chandler, Ric Zydorowicz, and Vice Chair Ellison
ABSTAIN: None
MOTION FAILED 2:3:0

7. Discussion

Director Nordman stated the next Plan Commission meeting is scheduled for August 23, 2021.

Commissioner Darci Chandler stated that this evening would be her final Plan Commission meeting as she is resigning from the Commission. She stated she is moving out of state. Discussion ensued and well wishes were voiced by all Commission members and staff.

There was no further discussion.

8. Adjournment

At 8:00 pm, a MOTION was made to adjourn the August 9, 2021 Plan Commission meeting.

MOVED: Vice Chair Ellison

SECONDED: Commissioner Darci Chandler

5 **AYES:** Commissioners Ron Hahn, Ric Zydorowicz, Darci Chandler, Vice Chair Dawn Ellison, and Chairman Tom Kibort

NAYS: None

ABSTAIN: None

MOTION CARRIED 5:0:0

10

Respectfully submitted,

Margo Griffin

Development Manager

Village of Huntley